

**MEETING AGENDA  
CITY OF PLEASANT HILL  
ARCHITECTURAL REVIEW COMMISSION**

**May 1, 2014  
5:00 P.M.**

**Large Community Room**, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.ci.pleasant-hill.ca.us](http://www.ci.pleasant-hill.ca.us) (925) 671-5209

**CHAIR: JOHN HART**

**VICE CHAIR: JILL BERGMAN**

**MEMBERS: THOR SCORDELLIS, GEORGE CORRIGAN, RICHARD STANTON**

Members of the audience wishing to speak on any matter are requested to fill out a card and turn it in to the Chair. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Architectural Review Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing. Materials related to an item on this agenda submitted to the Commission after distribution of the packet are available for public review in the City of Pleasant Hill Planning Division at 100 Gregory Lane, Pleasant Hill, CA 94523 during normal business hours. Such documents are also available on the City of Pleasant Hill website at [www.pleasant-hill.ca.us](http://www.pleasant-hill.ca.us) subject to staff's ability to post the documents before the meeting.

An appeal of the decision or conditions of the Architectural Review Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

**Attention Hearing Aid Wearers:** A receiver with headphone or Tel Coil antenna is available from the ADA Coordinator.

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENT**

The public is welcome at this time to address the Architectural Review Commission on any subject, with the exception of scheduled items. Comments are limited to three minutes per speaker.

**MINUTES**

[April 17, 2014](#)

**PUBLIC HEARINGS**

1. PLN 14-0053, TUSCANY APPARTMENT REMODEL – 1460 CONTRA COSTA BLVD. (20 minutes)

[Staff Report](#)

[Attachment A](#)

Conditions of Approval

[Attachment B](#)

Project Plans

[Attachment C](#)

ARC Study Session Staff Report Dated April 17, 2014

[Attachment D](#)

Arborist Report Submitted at April 17, 2014 ARC Meeting

[Attachment E](#)      Engineering Memo Dated April 24, 2014  
[Attachment F](#)      Public Hearing Notice

Public hearing to review an Architectural Review permit to modify the exterior of an existing multi-family development. The proposed modifications include a new paint palette; new exterior siding material for existing leasing office/pool storage building, replacing the existing cloth awnings with glass/acrylic and aluminum awnings, new landscape and hardscape, and a new trash enclosure. Additionally, the project includes enhancing the drainage on the site. No additional square footage is proposed.

CEQA Determination: Pursuant to Sections 15301, 15303, 15304, and 15311 of the California Environmental Quality Act (CEQA) of 1970, as amended, the proposed project is determined to be Categorically Exempt (Class 1 - Existing Facilities), (Class 3 – New Construction), (Class 4 – Minor Alterations to Land), and (Class 11 – Accessory Structures). The project would involve exterior modifications to an existing building, new landscape, and construction of a small trash enclosure which would not have a significant impact on the environment.

Project Planner: Lori Radcliffe, 925-671-5297, [lradcliffe@ci.pleasant-hill.ca.us](mailto:lradcliffe@ci.pleasant-hill.ca.us).

2. PLN 14-0042, HILTON HOMEWOOD SUITES, PLANNED UNIT DEVELOPMENT DISTRICT (PUD REZONING), 650 ELLINWOOD WAY (45 minutes)

[Staff Report](#)

[Attachment A](#)      Proposed Resolution  
[Attachment B](#)      Location Map  
Attachment C      [Part 1](#)   [Part 2](#)  
Draft Ordinance, including the Planned Unit Development (District) Conceptual Plan and Rezoning Map & Technical Memorandum prepared by Lamphier Gregory (dated April 28, 2014) regarding applicability of the Class 32 (infill development) Categorical Exemption  
Attachment D      [Part 1](#)   [Part 2](#)   [Part 3](#)  
April 17, 2014 Architectural Review Commission Staff Report (including the March 6 and March 11, 2014, ARC and PC Study Session Staff Reports)  
[Attachment E](#)      Public Hearing Notice  
[Attachment F](#)      City Department and Outside Agency Comments  
[Attachment G](#)      Public Comments received since the April 17, 2014, Planning Commission Study Session

A public hearing to consider a recommendation to the Planning Commission and City Council to establish a *Planned Unit Development District (PUD Rezoning)* application by WRSJG LLC. that would accommodate a new three and four story, 131 guest room, hotel project with building heights up to 50 feet (55 feet for architectural features). The establishment of a *Planned Unit District* would contain a concept plan that includes, but not limited to, a land use regulation table, development regulation schedule and design

criteria. The property is located at 650 Ellinwood Way. The property is currently zoned RB – Retail Business. Assessor Parcel No. 127-210-031

CEQA Determination: Categorically Exempt, Class 15332, (In-Fill Development Projects) – The project is a PUD rezoning and adoption of a concept plan to allow a three and four story hotel with adequate public services and facilities available, compliant with the City General Plan and Zoning Ordinance, on a site less than five acres, surrounded by urban uses, not in an environmentally sensitive area, and with no significant effects pertaining to traffic, noise, air and water quality

Project Planner: Troy Fujimoto, 925-671-5224, [tfujimoto@ci.pleasant-hill.ca.us](mailto:tfujimoto@ci.pleasant-hill.ca.us).

3. PLN 13-0409, CONTRA COSTA COUNTRY CLUB RENOVATION, 801 GOLF CLUB ROAD (30 minutes)

Staff Report

<a href="#">Attachment A</a>	Staff Recommended Conditions of Approval
<a href="#">Attachment B</a>	Location Map
<a href="#">Attachment C</a>	Project Plans
<a href="#">Attachment D</a>	Draft Arborist Report Prepared by Valley Crest Tree Care Services dated “Received “April 2, 2014” Note: <i>Due to size of the site, tree removal maps and tree replacement maps are not included as attachments to the staff report.</i>
Attachment E	<a href="#">Part 1</a> <a href="#">Part 2</a> <a href="#">Part 3</a> Planning Commission Staff Report dated April 22, 2014 (to include Public Letters Received prior to “April 18, 2014)
<a href="#">Attachment F</a>	Planning Commission Resolution No. 5-14 (to include Letter of Action)
<a href="#">Attachment G</a>	Public Notice
<a href="#">Attachment H</a>	Public Letters (Received on, or after, “April 18, 2014)
<a href="#">Attachment I</a>	Applicant’s Breeding and Nesting Bird Survey Report dated “Received April 22, 2014”

Public hearing to consider approval of an Architectural Review permit to enhance an existing golf course, to include modifications to various tee boxes/fairways/greens and the re-shaping of two holes (including related grading and drainage improvements), removal and replacement of trees and an expansion of the existing driving range (which includes an increase in the height of the poles that support the netting around the driving range and an increase in the linear footage of the netting). Assessor Parcel Number: 154-150-024 (primary APN covering 153.4 acres).

CEQA Determination: Exempt. Pursuant to Section 15061(b.3) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, as amended, the lead agency has determined, with certainty, that the proposed activity will not have the potential for causing a significant effect on the environment

Project Planner: Jeff Olsen, 925-671-5206, [jolsen@ci.pleasant-hill.ca.us](mailto:jolsen@ci.pleasant-hill.ca.us).

**STAFF COMMUNICATIONS**

**UPCOMING PROJECTS AND FUTURE MEETINGS**

**ADJOURNMENT**

Adjourn to the regular meeting of the Architectural Review Commission on May 15, 2014, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.